



4 Woodside North, Carlisle, CA2 4NN

**Offers in the region of
£159,950**

Vicinity Homes are delighted to offer to the market this extended, three bedroom & three reception room, semi detached house situated on a corner plot in a popular residential area to the South of Carlisle City Centre. The property is close to a range of local amenities, regular bus routes, popular Primary & Secondary Schools and has good access to the City Centre & The M6 Motorway. The deceptively spacious accommodation briefly comprises of an entrance porch, hallway, modern shower room, study, modern kitchen with a range of integrated appliances, dining room, sun room and a lounge with a multi fuel stove and double glazed french doors. To the first floor there are three bedrooms and a modern bathroom. The property also benefits from double glazing, central heating, block paved on site parking for two vehicles and gardens to front and rear. Viewing is absolutely essential to fully appreciate the accommodation on offer. An ideal purchase for a family or first time buyers!

Directions

Proceed South along Botchergate and turn right onto St Nicholas Street and continue onto Blackwell Road. At the round about take the second exit onto Boundary Road. Continue on this road which turns into Upperby Road and Brisco Road. Turn right onto Sunnymead. Turn right onto Woodside North and follow the road. The property is situated on the left hand side and can be identified by our "For Sale" sign.

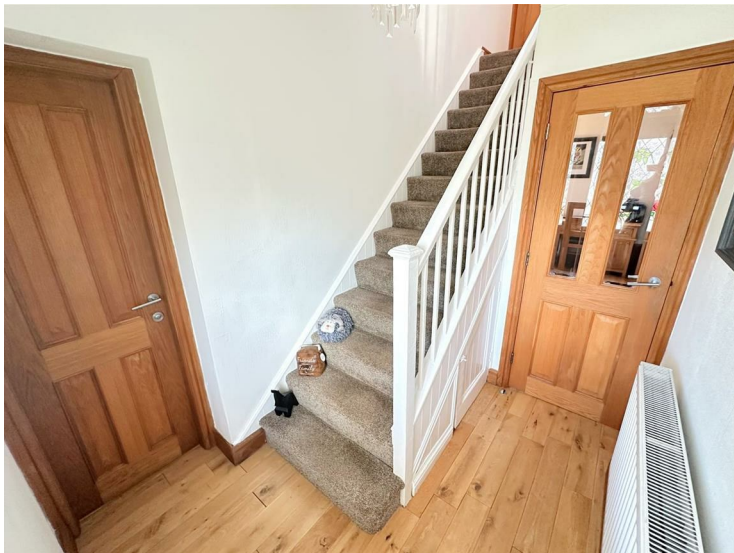
Entrance Porch

Approached by a door to side, incorporating a double glazed window to front, double glazed window to side, radiator and oak flooring.

Hallway



Incorporating oak flooring, radiator, coving to the ceiling and stairs to the first floor.



Shower Room 8'2" x 5'1" (2.498m x 1.570m)



Incorporating a modern three piece suite comprising of a shower cubicle with waterfall shower over & shower attachment, wash hand basin set to vanity unit and WC. Double glazed obscured window to side, heated towel rail, splash panels, panelled ceiling, inset ceiling lights, laminate floor and extractor fan.



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Study 10'4" x 8'2" (3.152m x 2.507m)



Incorporating a double glazed window to side, double glazed window to rear, radiator, under stairs storage cupboard, oak flooring and french doors to the dining room.



Kitchen 11'1" x 8'5" (3.380m x 2.578m)



Incorporating a range of modern fitted wall and base units with complementary work surface over, integrated oven and integrated hob with cooker hood over. Integrated fridge, integrated freezer, integrated dishwasher and integrated washing machine. Sink unit with mixer tap, double glazed window to side, oak flooring, modern wall radiator, plinth lighting and door to rear.

Dining Room 11'9" x 10'7" (3.587m x 3.235m)



Incorporating double glazed patio doors to rear, radiator, oak flooring, coving to the ceiling and arch way into the lounge.



Lounge 14'3" x 10'6" (4.345m x 3.211m)



Incorporating double glazed french doors to front, radiator, oak flooring, coving to the ceiling and a feature fireplace with a multi fuel stove which can fuel the heating system.



Sun Room 12'11" x 6'3" (3.961m x 1.920m)



Incorporating double glazed french doors to rear, radiator and oak flooring.



First Floor Landing



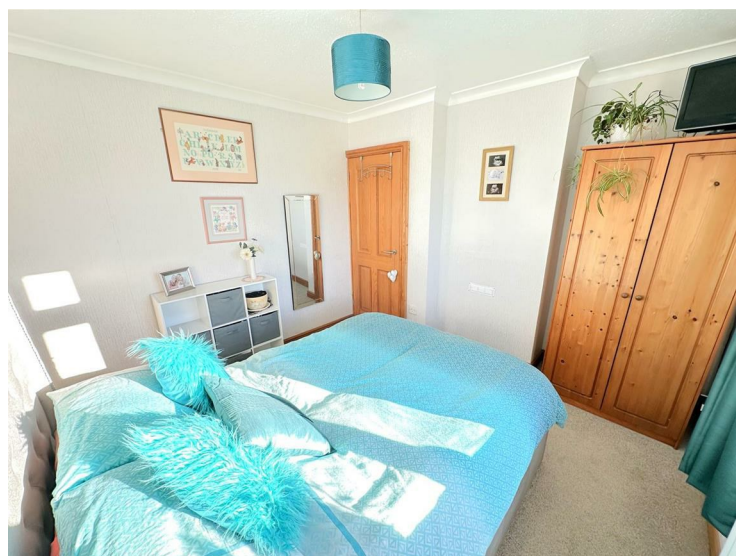
Incorporating a double glazed window to side and loft access with a pull down ladder. We have been informed the loft is boarded.



Bedroom One 11'1" max x 10'5" max (3.379m max x 3.199m max)



A double bedroom incorporating a double glazed window to front, radiator, coving to the ceiling and built in storage.



Bedroom Two 13'5" max 10'6" max (4.101m max 3.207m max)



A double bedroom incorporating a double glazed window to rear, radiator, built in storage cupboard and coving to the ceiling.



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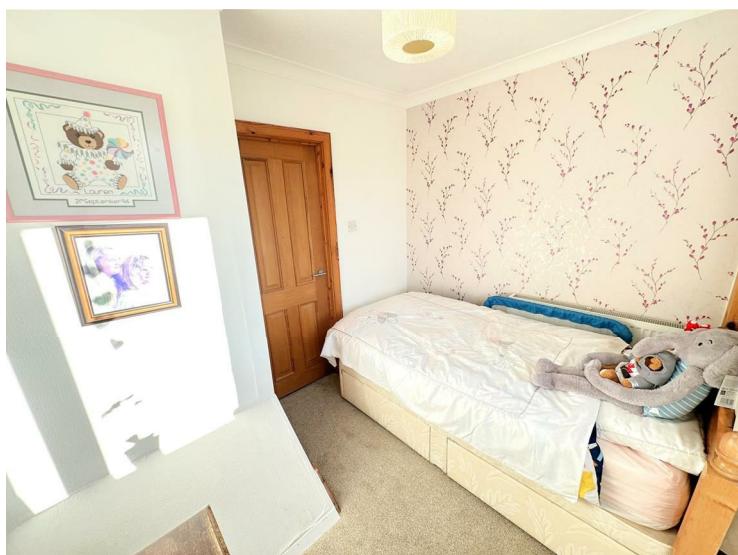
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Bedroom Three 9'2" max x 7'6" max (2.810m max x 2.292m max)



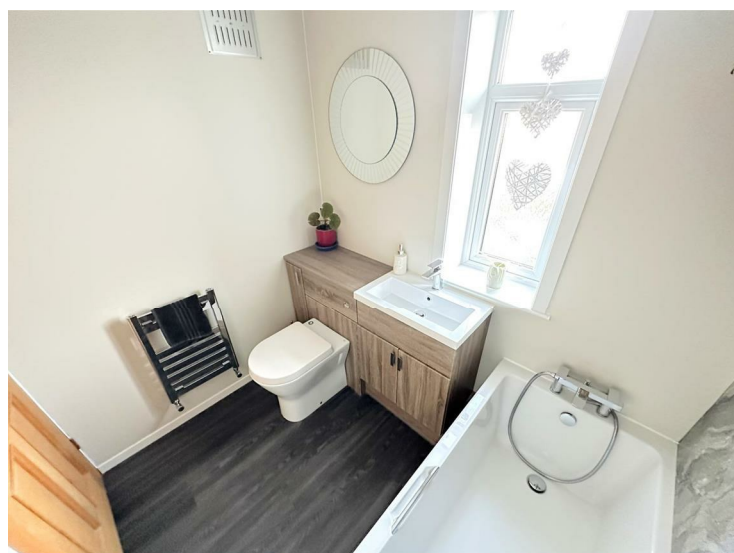
Incorporating a double glazed window to front, radiator and coving to the ceiling.



Bathroom 6'9" x 5'4" (2.068m x 1.644m)



Incorporating a modern three piece suite comprising of a bath with shower attachment, wash hand basin set to vanity unit and WC. Double glazed obscured window to rear, splash boards, heated towel rail and laminate floor.

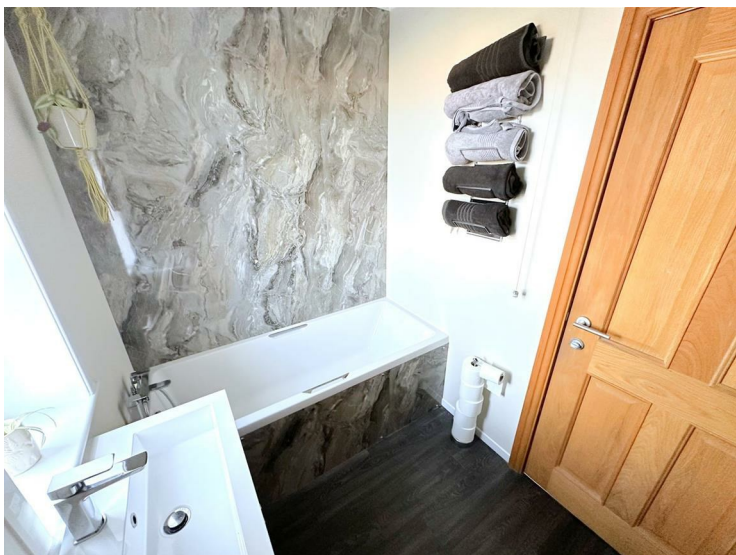


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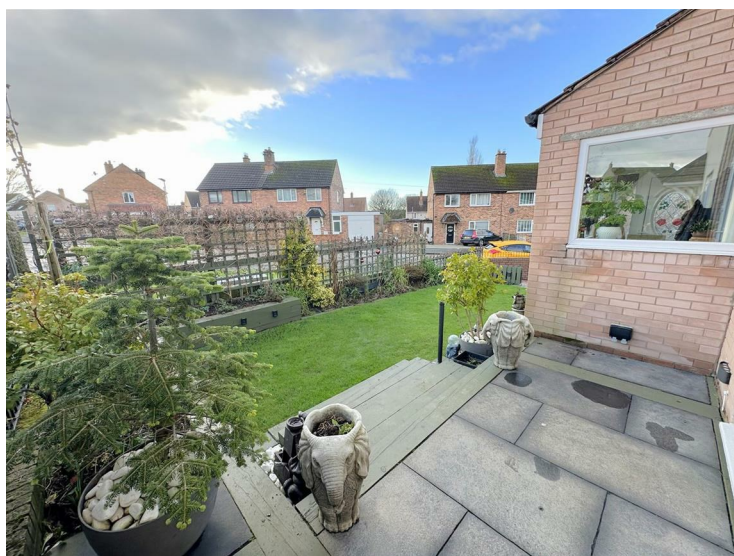
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Outside



The property is approached by block paved on site parking for approximately two vehicles. There is also a landscaped front garden with lawn area, raised flower and shrub beds, outside power points, outside tap, shillied area and a raised patio seating area. To the rear of the property there is an enclosed low maintenance garden with patio seating areas, outside tap and gated access to the front.





Floor Plan



Please note, the floor plan is not to scale and should be used for illustrative purposes only.

EPC Band D

<https://find-energy-certificate.service.gov.uk/energy-certificate/1735-2629-4400-0019-5296>

Tenure

The property is Freehold.

Council Tax

The property is in Council Tax Band A.

Viewings

Strictly through arranged appointments by Vicinity Homes. To arrange a viewing, please contact: T: 01228 599011 or E: sales@vicinityhomes.co.uk.

Referral Fees

We routinely refer potential purchasers to Mortgage Advisers - Fisher Financial Associates. It is your decision whether you choose to deal with Fisher Financial Associates. In making that decision, you should know that we will receive commission from the company worth approximately £50 depending on any business written.

Referral Fees - Vicinity Homes work with preferred conveyancers for a house sale or purchase. You are under no obligation to use their services. Should you choose to use them, Vicinity Homes Estate Agents will receive a referral fee of between £120.00 to £150.00 on completion of a sale or purchase.

Misrepresentation Act 1967

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Free, No Obligation Valuation

We would be pleased to provide you with a free, no obligation valuation for your home. Please contact Vicinity Homes on 01228 599011 or via email to sales@vicinityhomes.co.uk to arrange an appointment.

